



UPPER JARVIS

NEIGHBOURHOOD ASSOCIATION

Meeting Minutes

Casey House – 9 Huntley St.

Wednesday, November 1, 7:00 pm – 9:00 pm

www.ujna.ca

Chris Kowal - President, Carmen Kilroy - Vice President

1. Review and Approval of minutes:

Motion was made for approval of minutes from the March 22, 2017 meeting by Carmen, seconded by Chris. Passed.

The following Items 2-6 were reported by Chris Kowal.

2. Treasurer's Report

- Account balance \$1,239.29
- New expenses \$228.60
- New balance will be \$1010.69
- Recent private donation \$100
- Talk about getting funds from donors
- Discussion about recognizing private and corporate donors on the UJNA website
- Rogers indicated that they had paid a \$500 invoice from another neighbourhood association and would be willing to receive an invoice from UJNA.
- Discussion about possibility of charitable receipt. **Action Item:** Mary Proulx will contact CRA to inquire re issuing tax receipt.
- **Action Item:** Get more cheques printed for the account. Also, 3 signatories are required, but Dennis Magill has moved so another signatory is required.

3. Keith Hambly provided notes re: new Fife House:

- We did receive committee of adjustment approval in August. Thank you to UJNA support!
- Fife continues to develop the staff and program model bringing city shelter service staff and our community partners Inner city Family Health and Habitat Services together.
- HUNTLEY will be a high support 24hr staffed transitional housing program. The program will have 24hr housing staff and a case management team that will partner with on site clinical support from Inner City Family Health team.

- We have received one time LHIN funding this fiscal to begin developing intake, assessment criteria and starting in January and February begin working with possible clients. Fife is still in discussions with the LHIN regarding core funding starting in April 2018.
- The Site: The City is in the process of purchasing the building - set for December Council meeting. This will provide stability for Fife to operate the programme. Fife will be receiving the leasing documents from the City next week. The agreement will provide stability to operate the program for 20yrs.
- Renovations. As the building purchase will close in early February, Fife could begin some demo work possibly in January pending agreement with Casey House and the City. Fife and our architects and contractors will submit final building drawings for approval in mid-November.
- Fife has also raised about \$1.7M for renovation cost. If all goes well we hope to be running the program in early June or July.

4. **592 Sherbourne update:**

The building will be known as The Selby. Rough timeline of key upcoming construction dates:

- Concrete pouring is expected to be completed by the end of 2017
- The precast cladding, including windows, is expected to be completed in February 2018. The removal of the crane is expected to happen sometime in March
- An exciting new retailer occupying the ground-level of the Gooderham Mansion will be announced in January 2018, this is expected to open sometime in Fall 2018
- First occupancy of the building is expected to start in summer 2018
- As well, attached are the latest renderings of the building that we've had made (which I will see if Alain can put onto UJNA website).

5. **Updates on other developments in the area:**

- Both the Tridel lands (Bloor/Parliament/Howard triangle) and 387-403 Bloor St E (directly north of The Selby) are awaiting Site Plan and Construction Management Plan approvals. BENA has had meetings regarding both projects. Another one on the Tridel one was in the works but that is all on hold due to the passing of Councillor McConnell.
- Lanterra (Bloor/Glen/Howard/Sherbourne site), was planning on finishing all the town houses, rental replacements and Glen Road soon but in no hurry to start the tower next to the Church on Sherbourne.

6. **561 Sherbourne rental update:**

- Occupancy of first 19 floors begin December 1 of this year. Apparently all the units on these floors are all rented and spoken for
- Rental waiting list available for floors 20 to 43 with 1 Feb 1, 2018 occupancy
- 1 bedroom \$1750/month (477 sqft)
- 2 bedroom/1 bath \$2500/month

- 3 bedroom/1.5 bath \$3100/month

7. Joanne Simons, CEO of Casey House (CH)

Work is largely complete. In response to an inquiry about the availability of harm reduction, more signage and a disposal unit are being prepared for the front lobby (ready in ~ one month), where the kits are always available. About 16K kits are taken annually. CH has no intent of becoming a safe injection sight. CH will be investigating what an active substance user need to be safe within the facility while receiving medical care. Public health provides harm reduction kits. CH is one of the few 24 hour accessible sites. CH wants to build a program on harm reduction that will have kits in staffed room. They have been distributing kits for at least 4 years. If people see needles in the neighbourhood they can call 311 to let the City know to pick them up. There was a suggestion for sharps disposal around neighbourhood, perhaps attached to garbage bins, however Public Health is reluctant to deploy them because they can't maintain them. Data is only available on needle distribution, not disposal.

CH is having a pop up restaurant program next Tuesday and Wednesday called June's.

8. TOCore presentation by Andrew Farncombe and Lori Flowers from City Planning.

Overview and lots of info here:

<https://www1.toronto.ca/wps/portal/contentonly?vgnextoid=33d44c6fb6cf7510VgnVCM10000071d60f89RCRD>

The City is looking for comment on a proposed plan for managing growth in Downtown Toronto and will be opening a survey shortly. Community guidelines need to be met for development to be approved. The Plan includes a proposal for differentiation of density along corridors. The white areas of the maps shown are not intended for growth. This includes the west side of Huntley, south of Selby. There will be a Parks and public realm document released soon and they are proposing no net new shadow on school yards. There is a pilot project on King St. starting in November to limit through traffic to improve public transportation. There will be loading but no parking.

Chris asked about the Defining Scales of Growth slide. Applicants can propose different intensity than is in the plan. Chris pointed out parcel of Rogers land and planner confirmed the area was not slated for intensification. The OMB has power to repeal any decision. Surface transport is in scope for this plan; higher order transit is/will be coordinated by other agencies. We are welcome to comment on any aspect of plan. Question about schools and capacity for electric cars. City collaborates with school boards for citing. Electric cars/charging stations are the purview of City transportation department and Toronto Hydro planning. The City is trying to minimize need for additional electricity supply coming downtown.

Jarvis Street has been identified as a cultural corridor and is slated for transformation. It has historic importance and was originally lined with trees. The City's reimagining of Jarvis will be available as a draft for comment.

Question re: small size of new condos. City staff responded that they heard a lot about it in consultation and they are proposing larger housing units in larger developments only. This plan is scheduled to go to City Council at the April 5 2018 council meeting. If UJNA likes it, they could Depute at the April 5 meeting.

A final Public Open House will be held Saturday, Dec 2nd, 2017 from 10 a.m. to 2 p.m. at the YWCA, 87 Elm.

9. Edward LaRusic from Councillor Kristyn Wong-Tam's office.

For info, see/subscribe to www.Ward27news.ca This site maintains a development map with all activity in the Ward, and FAQs. The Site plan has been approved for 387-403 Bloor and 28 Selby. Concerns were expressed re: movement on street during rush hour and now Selby will have the main entrance and Bloor will be used as secondary entrance. A dog area is included in the plan. There are no plans to widen the street. Concern was expressed about safety at intersection. It is anticipated that there will not be much overlap between development to the south and this project on the north side of the street.

515 Jarvis (Keg Mansion) site has been sold and is affiliated with CBRE. A plan has been submitted for a high rise. The neighbourhood designation doesn't support this and the Mansion is designated heritage building. It is early in the process to approve a plan and there is time/opportunity for input.

An inquiry was made on how to change permit parking on Huntley to harmonize it with the rest of the streets in the neighbourhood (to require a permit after midnight). The Councillor wants to see 25% of residents on street/area to petition City for the change. Then the City does poll via mail to residents. Then council votes on the proposed change. An inquiry was made re: installing speed humps on Linden. The same process as above re: changes to permit timing: petition, city poll and, additionally, there would need to be an assessment by City staff to make recommendation for council.

The City doesn't differentiate services/resources by area—same across city even though needs are different in different area. TPS 51, BIA, residents associations, TPH, Parks and Rec and other City services work with Councillors office. The Councillor's office recently secured 4 new officers for Church Wellesley that will walk the beat along Wellesley to St. Jamestown. Site specific community safety walks are underway in various locations in the Ward.

10. Community members sharing information/concerns:

There have been 3 break-ins in three weeks 539 Jarvis and they are spending \$10K for improved security. Need better lighting in parking lot south of 539 Jarvis. Edward suggest re: creating neighbourhood watch with help of TPS. Edward also commented on graffiti: city staff is looking at applying an anti graffiti coating to surfaces. Councillor acknowledges that Barbara Hall Park needs to be redesigned with better lighting, etc. Concerns can be reported to 311.

11. Rogers for Chris Ostiguy, Director of Facilities-National, with Arlene Frank
Street closures should be complete. Will change roof on 38-40 Huntley, and intend to follow historical guidelines as this is a listed. Repair estimate: \$200K. Pigeon droppings and preventing nesting brought up by Chris with photos. Pest control company is being consulted. Chris will put in request for cleanup. There is a Smoking policy about to be launched before end of year. Inquiry re: bylaw prohibition on feeding pigeons? No, there is not, according to Edward from Councillor's office. Complaints about pigeon-feeding are referred to Public Health. Inquiry re: prohibition of feeding squirrels or wildlife. Linden now has more rat sightings. Edward didn't know if anything is being done. Linden and Isabella have burrows.
12. Alain Sauvion gave brief presentation on new UJNA website

General discussion

Action Item: Find out if Casey House is hospital designated and the speed limit should be changed.

Action Item: Contact Councillor's office and 311 re: No Exit/better signs for Earl St, Earl Place and Huntley south of Isabella.

Action Item: Include item on next Agenda re: opening up Earl St, Earl Place, and Huntley.

No discussion on the following Agenda item:

- Open Invitation to Bay Cloverhill Community Association (BCCA) meeting